

# 11530 & 11714 PARALLEL PKWY

KANSAS CITY, KS 66109



## HIGHLIGHTS

- 41 AC for Development
- Great Access to I-435 & K-7
- All Utilities to the Site
- Adjacent to the NEW American Royal Site

**FOR SALE**

**\$5,268,582**

## DEMOGRAPHICS

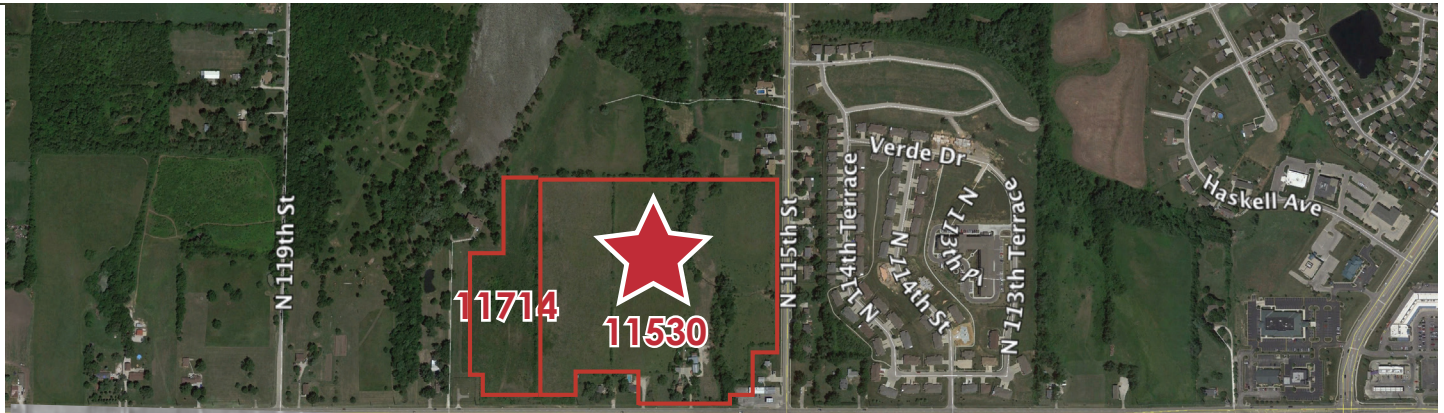
	1 Mile	3 Mile	5 Mile
2017 POPULATION	2,695	13,466	42,449
2017 MED HOUSEHOLD INCOME	\$83,632	\$85,608	\$63,949

### Matt Watkins

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.  
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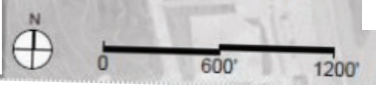


**PHASE 1**

- 1. Barn: 131,450 SF
- 2. Barn: 127,870 SF
- 3. Dirt Storage: 30,000 SF
- 4. Storage/Support: 30,000 SF
- 5. Large Arena: 164,825 SF
- 6. Education/Museum: 15,000 SF
- 7. Tie-outs: 130,680 SF/ 3 Acres
- 8. Parking: 832,900 SF/ 10 Acres
- 9. Detention: 435,600 SF/ 10 Acres
- 10. 3 Lane Roadway: 9,204' LF
- 11. 2 Lane Roadway: 4,079' LF

**PHASE 2**

- 12. Barn: 134,130 SF
- 13. Warm-up Arena: 47,325 SF
- 14. Small Arena: 84,890 SF
- 15. Warm-up Arena/Plaza: 75,000 SF/ 247,447 SF
- 16. Education/Museum: 81,550 SF
- 17. Trailer Parking: 435,600 SF/ 10 Acres
- 18. RV Parking: 334,700 SF ~ 200 RV spots
- 19. Detention: 239,580 SF/ 5.5 Acres



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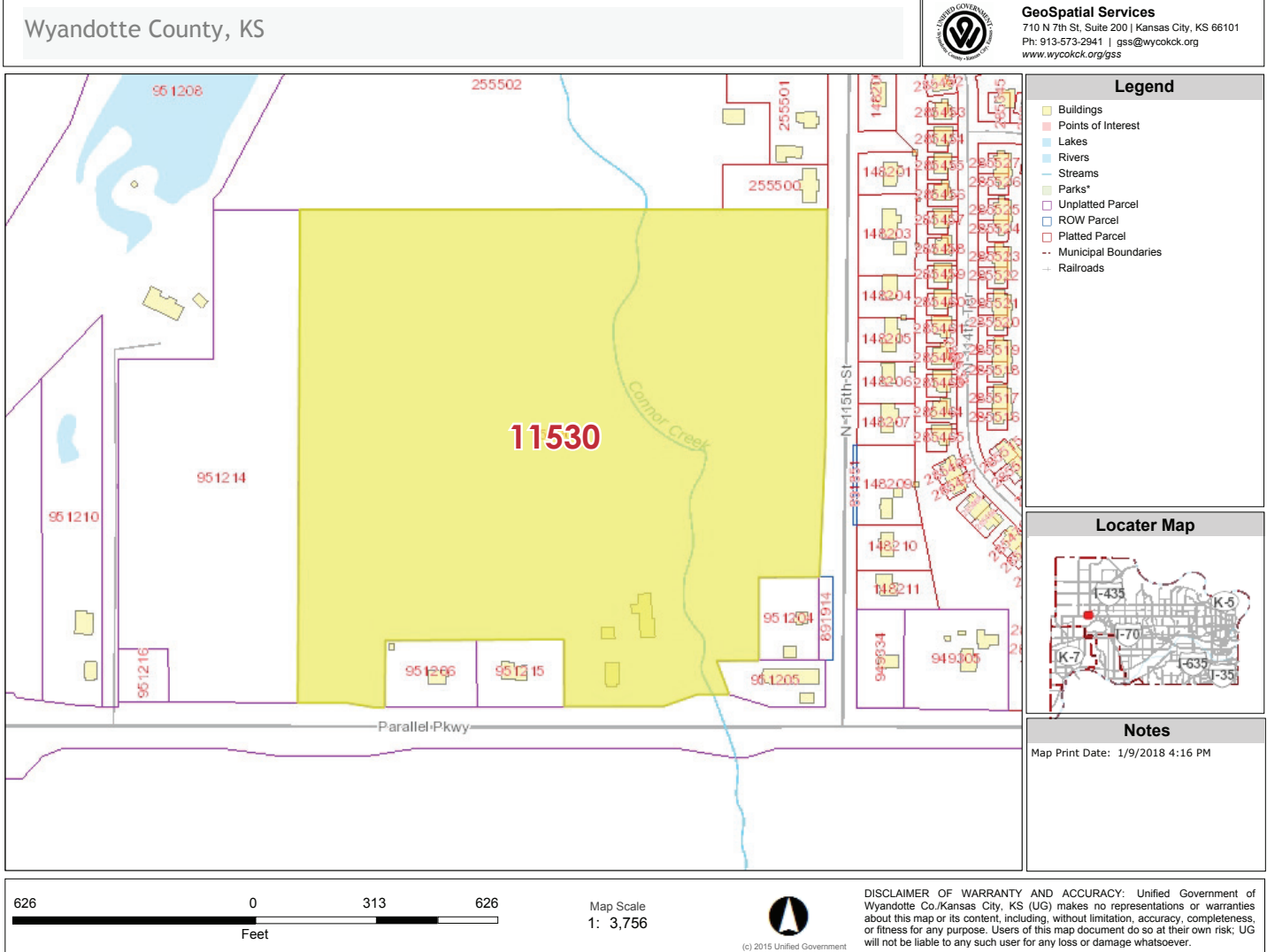
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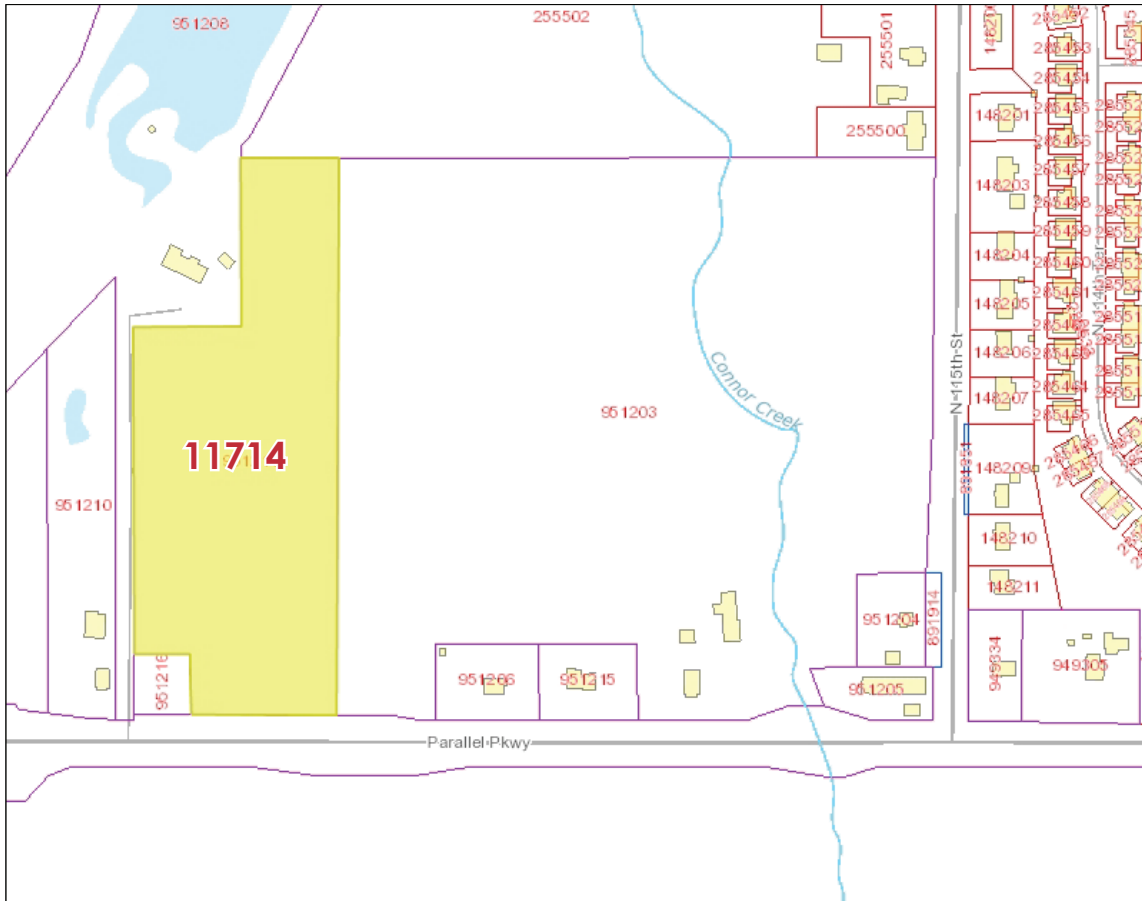
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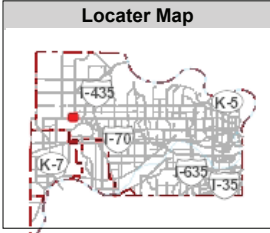
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Wyandotte County, KS



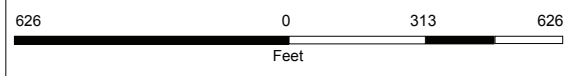
### Legend

- Buildings
- Points of Interest
- Lakes
- Rivers
- Streams
- Parks\*
- Unplatted Parcel
- ROW Parcel
- Platted Parcel
- Municipal Boundaries
- Railroads



### Notes

Map Print Date: 1/9/2018 4:17 PM



Map Scale  
1: 3,756



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